



**DAVID EVANS
AND ASSOCIATES INC.**

April 4, 2024
Project No.: RTICAVRA-2082

City of Star
Planning and Zoning
10769 W. State St.
Star, ID 83669

**RE: Amazon Villas Subdivision
Preliminary Plat Application**

Dear Planning Director:

On behalf of Amazon Villas Ref Acquisition, LLC, we are pleased to present the attached Preliminary Plat application for Amazon Villas Subdivision.

The subject property is located at 7800 W Coyote Flats Lane and can be identified as parcel number R3720000212. The purpose of this request is to create a townhome development comprised of ninety-four (94) single-family residential lots and one (1) common lot, for a total of ninety-five (95) lots.

The subject site contains existing road paving, curb and gutter installations, pressure irrigation services, as well as utility installations, as shown on the attached preliminary plat. All proposed lots will be serviced by central sewer and water provided by Star Sewer and Water District. The development will contain private irrigation facilities owned and maintained by the HOA. The proposed development is in conformance with City of Star's comprehensive plan and city code requirements.

Should you have any questions on any of the application materials or require further information, please contact me.

Sincerely,
David Evans and Associates, Inc.

Amanda Wiemiller
Project Coordinator
amwi@deainc.com



PRELIMINARY PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: <u>PP-24-02</u>
Date Application Received: <u>04/18/2024</u> Fee Paid: <u>\$4960.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Taylor Cook - RainTree Investment Corporation
Applicant Address: 787 E. State Street, #155, Eagle Idaho Zip: 83616
Phone: 858.500.6786 Email: tcook@raintree.us.com

Owner Name: AMAZON VILLAS REF ACQUISITION LLC
Owner Address: 10421 S JORDAN GATEWAY # 200, SOUTH JORDAN, UT Zip: 84095
Phone: _____ Email: tcook@raintree.us.com

Representative (e.g., architect, engineer, developer):
Contact: Jay Walker Firm Name: David Evans and Associates, Inc.
Address: 9175 W Black Eagle Dr, Boise Idaho Zip: 83709
Phone: 986.210.8101 Email: jay.walker@deainc.com / amwi@deainc.com

Property Information:

Subdivision Name: Amazon Villas Subdivision (fka Amazon Falls Sub No. 2)
Site Location: 7800 W COYOTE FLATS LN
Approved Zoning Designation of Site: MU
Parcel Number(s): R3720000212

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU	Mixed Use	Mixed Use
Proposed	MU	Mixed Use	Mixed Use
North of site	R-13	High Density Residential	High Density Residential
South of site	MU	Mixed Use	Mixed Use
East of site	RUT	Residential	Residential
West of site	MU	Mixed Use	Mixed Use

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 6.52 ac
Breakdown of Acreage of Land in Contiguous Ownership - 6.52 ac
Total Acreage of Site in Special Flood Hazard Area - 0.0 ac
Dwelling Units per Gross Acre (Density) - 14.42 du/ac
Minimum Lot Size - 861.0 sq. ft.
Minimum Lot Width - 1,220.7 sq. ft.

Total Number of Lots - 95
Residential - 94
Commercial - _____
Industrial - _____
Common - 1

Total Number of Residential Units - 94
Single-family - 94 townhomes
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
62.7% % / 4.08 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
26.5% % / 1.73 acres
Percent of Common Space to be used for drainage - 10.3% / 0.42 ac
Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Park, Walking Paths, Landscape Areas

Public Streets - n/a Private Streets - all 7 streets
Describe Pedestrian Walkways (location, width, material) - n/a
Describe Bike Paths (location, width, material) - n/a

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - 0.0 ac - not in flood zone

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.:
FIRM effective date(s): mn/dd/year
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.:
Base Flood Elevation(s): AE .0 ft., etc.:

- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water District
 Irrigation Water- Private - HOA owned
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire Protection District
 Schools - West Ada School District
 Roads - ACHD

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - no Floodplain - no
 Evidence of Erosion - no Fish Habitat - no
 Historical Assets - no Mature Trees - no
 Riparian Vegetation - no Steep Slopes - no
 Stream/Creek - no Unstable Soils - no
 Unique Animal Life - no Unique Plant Life - no

Application Requirements:

(Applications are required to contain *one* copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	NO
X	Completed and signed Preliminary Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
X	Legal description of the property (word.doc and pdf version with engineer's seal)	
X	Recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
X	Electronic copy in pdf. format of Preliminary Plat	BN

X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
X	Electronic copy in pdf. format of landscape plan	
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	
n/a	Phasing plan shall be included in the application if the project is to be phased.	
X	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
noted; will provide	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
n/a	Special Flood Information – Must be included on Preliminary Plat and Application form.	
X - on PP	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
X	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
noted; will provide	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

Applicant/Representative Signature

4/17/24

Date